



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग चार-ब

वर्ष १०, अंक ३५]

मंगळवार, मार्च ५, २०२४/फाल्गुन १५, शके १९४५

[पृष्ठे ४, किंमत : रुपये ९.००

असाधारण क्रमांक १२३

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमान्वये तयार केलेले
(भाग एक, एक-अ आणि एक-ल यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांव्यतिरिक्त) नियम व आदेश.

REVENUE AND FOREST DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 5th March, 2024.

NOTIFICATION

THE MAHARASHTRA TENANCY AND AGRICULTURAL LANDS ACT, 1948.

No.TNC-2024/C.R.37/J-1.—Whereas, Mahindra Lifespace Developers Limited has preferred an application to the State Government for notifying the lands mentioned in the schedule appended hereto (hereinafter referred to as “the said area”) under the clause (b) of sub-section (1) of section 88 of The Maharashtra Tenancy and Agricultural Lands Act, 1948 (Bom LXVII of 1948) as being reserved for permissible non-agricultural development ;

And Whereas, the Government of Maharashtra considers it expedient to specify the said area as being reserved for permissible non-agricultural development under clause (b) of sub-section (1) of section 88 of the said Act ;

And whereas, the lands mentioned in schedules are included within the G-2 zone in the development plan prepared by the Thane Municipal Corporation and whereas non-agricultural activity is permitted in G-2 zone *vide* rule G-11 (XXX) of the UDCPR, 2023.

Now, therefore, in exercise of the powers conferred by clause (b) of sub-section (1) of section 88 of the Maharashtra Tenancy and Agricultural Lands Act, 1948 (Bom LXVII of 1948) and of all other powers enabling it on that behalf, the Government of Maharashtra hereby specifies the said area as being reserved for permissible non-agricultural use according to the applicable Development Control Regulations (D.C.R.), prepared under the Maharashtra Regional and Town Planning Act, 1966 (Mah.XXXVII of 1966), subject to the following terms and conditions, namely :—

1. The land holder shall use the said land invariably only for intended development for residential / commercial purposes permissible under prevailing statutory provisions by respective planning authorities / competent authorities.

2. The land holder shall pay the unearned income/Nazarana to the Government as per the tenure of land, if applicable. The land holder shall pay the unearned income since lands shall be used for the non-agricultural purpose according to the applicable Development Control Regulations. The Collector, Thane shall verify the same as per the land record.

3. The applicant shall be responsible if any dispute arises in respect of the ownership of the land purchased by them. The applicant shall be responsible for ascertaining and confirming the status of purchased land.

4. The land holder shall obtain all the requisite permissions from the appropriate authorities under all the relevant Acts applicable to the lands included in the schedule appended hereto.

5. The land holder shall obtain all necessary prior permissions under the relevant Forest Laws and Environmental Laws from the competent authorities in respect of the land included in the schedule hereto.

6. If it comes to notice that there is violation of the Maharashtra Agricultural Lands (Ceiling of Holdings) Act, 1961, the Maharashtra Tenancy and Agricultural Lands Act, 1948, the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947, Environment (Protection) Act, 1986, Indian Forest Act, 1927, Forest (Conservation) Act, 1980 and such other land related laws, the Collector, Thane shall immediately take necessary action in that regard.

7. The terms and conditions mentioned above and also those laid down by the Collector, Thane shall be binding on the applicant companies.

8. If any land in the area specified in the Schedule belongs to a person belonging to the Scheduled Tribes, necessary prior permission of the Collector or the State Government, as the case may be, shall be obtained under the provisions of section 36 and 36A of The Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966) before purchasing such land.

9. The above notification is subject to outcome of RCS No. 1351/2012 and Special Civil Suit No. 491/2005, Regular Civil Suit No. 323/05, in Civil Court, Senior Division, Thane.

Schedule

Village Bhayenderpada, Taluka Thane, District Thane

Sr. No.	District	Taluka	Village	Survey No.		Area in H.R.
				New	Old	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Thane	Thane	Bhayenderpada	68/2B	234/2B	0-20-00
2	Thane	Thane	Bhayenderpada	68/3	234/3	0-40-00
3	Thane	Thane	Bhayenderpada	68/7	234/7	0-85-0
4	Thane	Thane	Bhayenderpada	68/10	234/10	0-34-0
5	Thane	Thane	Bhayenderpada	68/11	234/11	0-40-0
6	Thane	Thane	Bhayenderpada	68/12	234/12	0-24-0
7	Thane	Thane	Bhayenderpada	68/13	234/13	0-65-0
8	Thane	Thane	Bhayenderpada	68/14	234/14	0-11-0
9	Thane	Thane	Bhayenderpada	68/15	234/15	0-40-00
10	Thane	Thane	Bhayenderpada	68/16	234/16	0-12-0

Sr. No.	District	Taluka	Village	Survey No.		Area in H.R.
				New	Old	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
11	Thane	Thane	Bhayenderpada	68/17A	234/17 P	0-14-0
12	Thane	Thane	Bhayenderpada	68/17B	234/17 P	0-14-0
13	Thane	Thane	Bhayenderpada	68/24	234/24	0-32-0
14	Thane	Thane	Bhayenderpada	68/25	234/25	0-16-0
15	Thane	Thane	Bhayenderpada	68/26	234/26	0-86-0
16	Thane	Thane	Bhayenderpada	68/29	234/29	0-28-0
17	Thane	Thane	Bhayenderpada	68/30	234/30	0-12-00
18	Thane	Thane	Bhayenderpada	68/31	234/31	0-12-80
19	Thane	Thane	Bhayenderpada	68/32	234/32	0-03-00
20	Thane	Thane	Bhayenderpada	68/39	234/39	0-08-00
21	Thane	Thane	Bhayenderpada	68/40	234/40	1-36-0
22	Thane	Thane	Bhayenderpada	68/41	234/41	0-08-2
23	Thane	Thane	Bhayenderpada	68/43	234/43	0-14-00
24	Thane	Thane	Bhayenderpada	68/44/A	234/44/A	0-18-00
25	Thane	Thane	Bhayenderpada	68/44/B	234/44/B	0-02-00
26	Thane	Thane	Bhayenderpada	68/46	234/46	0-08-5
27	Thane	Thane	Bhayenderpada	76/2	249/2	0-45-2
28	Thane	Thane	Bhayenderpada	77/12	245/12	1-37-0
29	Thane	Thane	Bhayenderpada	77/14/1	245/14/1	0-22-8
30	Thane	Thane	Bhayenderpada	77/20	245/20	0-71-0
31	Thane	Thane	Bhayenderpada	77/22	245/22	0-28-0
32	Thane	Thane	Bhayenderpada	78/1	248/1	0-02-80
33	Thane	Thane	Bhayenderpada	79/3	247/3	0-11-9
34	Thane	Thane	Bhayenderpada	79/4	247/4	0-23-8
35	Thane	Thane	Bhayenderpada	79/5	247/5	0-27-6
36	Thane	Thane	Bhayenderpada	79/6	247/6	0-70-3
37	Thane	Thane	Bhayenderpada	79/7	247/7	0-09-30
38	Thane	Thane	Bhayenderpada	80	246	1-01-50
39	Thane	Thane	Bhayenderpada	81/1	242/1	0-30-60
40	Thane	Thane	Bhayenderpada	81/2	242/2	0-66-50
41	Thane	Thane	Bhayenderpada	81/3A	242/3P	0-61-7
42	Thane	Thane	Bhayenderpada	82/1	244/1	0-69-3

Sr. No.	District	Taluka	Village	Survey No.		Area in H.R.
				New	Old	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
43	Thane	Thane	Bhayenderpada	83/3	243/3	1-19-7
44	Thane	Thane	Bhayenderpada	85/1	239/1	0-34-3
45	Thane	Thane	Bhayenderpada	90/1	235/1	0-73-00
46	Thane	Thane	Bhayenderpada	90/2	235/2P	8-80-00
47	Thane	Thane	Bhayenderpada	90/3	235/3	0-32-00
48	Thane	Thane	Bhayenderpada	90/4	235/4	0-28-00
49	Thane	Thane	Bhayenderpada	90/5	235/5	0-20-00
					TOTAL	27-49-80

By order and in the name of the Governor of Maharashtra,

DHANANJAY NIKAM,
Deputy Secretary to Government.